

\$4,350,000 - 22 Junop Ct, SANTA ROSA BEACH

MLS® #938208

\$4,350,000

4 Bedroom, 6.00 Bathroom, 5,042 sqft
Detached Single Family on 0.00 Acres

CHURCHILL OAKS, SANTA ROSA BEACH, FL

Back on the market with price improvement! Attention boaters! This bay-view home comes with the opportunity to acquire a 50' deep-water boat slip, or a 35' slip with lift installed! This stately home within the waterfront community of Churchill Oaks is sure to impress with 4 bedrooms, 5 and a half baths, 2-car garage, attached pool house, and plenty of outdoor living space including private pool, covered porches, veranda, summer kitchen, gas fire pit, and more! The open concept design, both outside and inside the home, is perfect for entertaining friends and family. The large chef's kitchen overlooking the veranda and pool, includes a butler's pantry and unique finishes such as a waterfall Labradorite island and countertops, custom full overlay shaker-style cabinets, and.....Wolf/Sub-Zero appliances. A 1-year builder's warranty is included. Other notable features include a walk-in wine cellar, whole-home upgraded electronics including Control4 smart-home integration, custom lighting throughout, elevator, slate roof, copper gutters and trim, and many more high-end finishes. Upstairs, the luxurious main bedroom provides a peek of Choctawhatchee Bay, and includes a sitting room with fireplace, and a large walk-in closet with dressing area. Home is also offered with a one year builder's warranty from Grand Bay Construction. For boating enthusiasts, a 50' deep-water slip in Churchill Oaks marina is available with this home at additional cost.



Tucked away amongst native vegetation and the calm waters of Hogtown Bayou, Churchill Oaks offers a lifestyle of elegance and appreciation of nature. Once inside the stately gated entrance, magnificent coastal homes accentuate southern architecture under a canopy of old oak trees. The 40-acre community is comprised of 87 homesites and some of the best amenities in South Walton. The latest amenity to the community is a deep-water, private marina. The marina project includes 36 private boat slips, paddle board storage decks, a fish cleaning station, shoreline stabilization + more! The Churchill Oaks Clubhouse is an outstanding 8,000 square foot amenity situated on a point on the Bay with stunning views. Three pools, exercise room, outdoor bar, fully equipped media room, commercial grade kitchen, bath and locker rooms, and large gathering spaces are all found at the Clubhouse for owners and their guests to enjoy. * Please verify with listing agent the total New Buyer fees due at closing.

Built in 2022

Essential Information

MLS® #	938208
Price	\$4,350,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,042
Acres	0.00
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	22 Junop Ct
Area	North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Gated Community, Marina, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable Available, Waterfront, Pets Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Tap Fee Paid
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Water View	BAY
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Vaulted, Floor Hardwood, Kitchen Island, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Ice Machine, Microwave, Refrigerator, Stove/Oven Gas
Heating	Heat: Central Electric, Heat High Efficiency
Cooling	A/C: Central Electric, A/C: High Efficiency
# of Stories	2

Exterior

Exterior	Roof Tile/Slate, Siding Brick All, Siding CmntFbrHrdBrd
Exterior Features	Deck Covered, Patio Covered, Pool - In-Ground, Porch Open, Summer Kitchen
Lot Description	Corner, Within 1/2 Mile Of Water
Roof	Roof Tile/Slate

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 1200.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Compass

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